

GIS REGISTRY INFORMATION

SITE NAME:	Stauffer Farm Property		
BRRTS #:	03-23-261466	FID #	
COMMERCE # (if appropriate):	53566-9278-43	(if appropriate):	
CLOSURE DATE:	July 25, 2005		
STREET ADDRESS:	N2443 Bethel Road		
CITY:	Monroe		
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	547613	Y = 235720
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/> Soil	<input type="checkbox"/> Both X
OFF-SOURCE GW CONTAMINATION >ES:	Yes	<input type="checkbox"/>	No X
• IF YES, STREET ADDRESS:			
• GPS COORDINATES (meters in WTM91 projection):			
	X =		Y =
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No
• IF YES, STREET ADDRESS 1:			
• GPS COORDINATES (meters in WTM91 projection):			
	X =		Y =
CONTAMINATION IN RIGHT OF WAY:	Yes	X	No
<u>DOCUMENTS NEEDED</u>			
Closure Letter, and any conditional closure letter issued			X
Copy of most recent deed, including legal description, for all affected properties			X
Certified survey map or relevant portion of the recorded plat map <i>(if referenced in the legal description)</i> for all affected properties			X
County Parcel ID number, <i>if used for county</i> , for all affected properties			X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.			X
Detailed Site Map(s) for all affected properties , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 720 generic or SSRCLs.			X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)			X
Tables of Latest Soil Analytical Results (no shading or cross-hatching)			X
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.			X
GW: Table of water level elevations, with sampling dates, and free product noted if present			X
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)			X
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour			X
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)			X
RP certified statement that legal descriptions are complete and accurate.			X
Copies of off-source notification letters (if applicable)			na – means not applicable
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)			X
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure			na
Copy of any maintenance plan referenced in the deed restriction			na



July 25, 2005

Kelly Finkenbinder
City of Monroe
1110 18th Ave
Monroe, WI 53566

RE: **Final Closure**

Commerce # 53566-9278-43 WDNR BRRTS # 03-23-261466
Stauffer Farm Property, N2443 Bethel Road, Monroe

Dear Mr. Finkenbinder:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 261-6543.

Sincerely,

Ralph N. Smith
Hydrogeologist
Site Review Section

cc: Joseph Dorava - Vierbicher Associates Inc
Case File



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TDD #: (608) 264-8777
Fax #: (608) 267-1381
Jim Doyle, Governor
Cory L. Nettles, Secretary

September 1, 2004

Kelly Finkenbinder
City of Monroe
1110 18th Avenue
Monroe, WI 53566

RE: **Conditional Case Closure**

Commerce # 53566-9278-43 **WDNR BRRTS # 03-23-261466**
Stauffer Farm Property, N2443 Bethel Road, Monroe

Dear Mr. Finkenbinder:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Vierbicher Associates Inc, for the site referenced above. It is understood that residual soil and groundwater contamination remains on-site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

The following conditions must be satisfied to obtain final closure:

- Provide a copy of the written notification to the City of Monroe Streets Department for groundwater contamination beneath W. 17th Street, and must be notified of petroleum contamination of groundwater beneath W. 17th Street within the street right-of-way (ROW) adjacent to the Stauffer Farm Property. The letter shall include locations and concentrations of petroleum compounds in groundwater in the ROW.
- All five groundwater monitoring wells must be properly abandoned. The appropriate documentation must be forwarded to the letterhead address.

This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 261-6543.

Sincerely,

A handwritten signature in black ink that reads "Ralph N. Smith".

Ralph N. Smith
Hydrogeologist
Site Review Section

cc: Joseph Dorava -- Vierbicher Associates Inc
Case File

PARCEL 1:

That part of Fractional Lots 1 & 2, of Section 4, Town 1 North, Range 7 East, City of Monroe, Green County, Wisconsin, bounded and described as follows:

Commencing at the NE corner of Section 4; thence S89°50'42"W along the N. line of the NE ¼ of Section 4, 40.03' to the westerly right-of-way of 4th Avenue West and the point of beginning; thence S1°38'26"W along said westerly right-of-way, 656.70'; thence Southwesterly, 47.44' along said westerly right-of-way and the arc of a curve to the right, whose radius is 30.50' and whose chord bears S46°12'04"W, 42.80'; thence N89°14'18"W along the northerly right-of-way of West 17th Street, 489.69'; thence Northwesterly, 242.05' along said northerly right-of-way and the arc of a curve to the right, whose radius is 460.00' and whose chord bears N74°09'50"W, 239.27'; thence N59°05'22"W along said northerly right-of-way, 153.51'; thence Northwesterly, 219.33' along said northerly right-of-way and the arc of a curve to the left, whose radius is 540.00' and whose chord bears N74°32'41"W, 287.81'; thence West along said northerly right-of-way, 1462.56' to the W. line of Fractional Lot 2 of Section 4; thence N0°32'08"W along said W. line, 451.31' to the N ¼ corner of Section 4; thence N89°43'43"E along the N. line of the NE ¼ of Section 4, 124.05'; thence N89°50'42"E along said N. line, 2521.37' to the point of beginning.

PARCEL 2:

That part of Fractional Lot 1, of Section 4, Town 1 North, Range 7 East, City of Monroe, Green County, Wisconsin, bounded and described as follows.

Commencing at the NE corner of Section 4; thence S89°50'42"W along the N. line of the NE ¼ of Section 4, 40.03' to the westerly right-of-way of 4th Avenue West; thence S1°38'26"W along said westerly right-of-way, 487.49'; thence Southeasterly, 238.32' along the arc of a curve to the left, whose radius is 440.00' and whose chord bears S13°52'35"E, 235.42'; thence S11°25'21"W, 85.80'; thence N89°44'35"W, 49.65' to the westerly right-of-way of 4th Avenue West and the point of beginning; thence Southwesterly, 252.73' along said westerly right-of-way and the arc of a curve to the left, whose radius is 410.00' and whose chord bears S23°42'29"W, 248.74'; thence S41°22'00"W along said westerly right-of-way, 109.67'; thence Southwesterly, 150.50' along said westerly right-of-way and the arc of a curve to the left, whose radius is 490.00' and whose chord bears S32°34'04"W, 149.91'; thence N83°04'42"W, 254.31'; thence N78°51'35"W, 484.47'; thence N82°41'42"W, 107.75'; thence North, 424.96'; thence East, 285.18' to the southerly right-of-way of West 17th Street; thence S59°05'22"E along said southerly right-of-way, 18.87'; thence Southeasterly, 284.15' along said southerly right-of-way and the arc of a curve to the left, whose radius is 540.00' and whose chord bears S74°09'50"E, 280.88'; thence S89°14'18"E along said southerly right-of-way, 486.39'; thence Southeasterly, 50.72' along said southerly right-of-way and the arc of a curve to the right, whose radius is 30.50' and whose chord bears S41°35'40"E, 45.08' to the point of beginning.

PARCEL 3:

That part of Fractional Lot 4, of Section 3 and part of Fractional Lot 1, of Section 4, Town 1 North, Range 7 East, City of Monroe, Green County, Wisconsin, bounded and described as follows:

Commencing at the NE corner of Section 4; thence S89°50'42"W along the N. line of the NE 1/4 of Section 4, 40.03' to the westerly right-of-way of 4th Avenue West; thence S1°38'26"W along said westerly right-of-way, 487.49'; thence Southeasterly, 238.32' along the arc of a curve to the left, whose radius is 440.00' and whose chord bears S13°52'35"E, 235.42'; thence S11°25'21"W, 85.80'; thence N53°51'35"E, 9.14'; thence S51°55'10"E, 34.29' to the point of beginning; thence S51°55'10"E, 260.50'; thence Southwesterly, 488.81' along the arc of a curve to the right, whose radius is 666.25' and whose chord bears S47°09'26"W, 477.92' to the northerly right-of-way of the Wisconsin & Calumet R.R.; thence Southwesterly, 138.04' along said northerly right-of-way and the arc of a curve to the right, whose radius is 5622.49' and whose chord bears S82°48'32"W, 138.03' to the easterly right-of-way of 4th Avenue West; thence Northeasterly, 179.47' along said easterly right-of-way and the arc of a curve to the right, whose radius is 410.00' and whose chord bears N28°49'36"E, 178.04'; thence N41°22'00"E along said easterly right-of-way, 109.67'; thence Northeasterly, 290.12' along said easterly right-of-way and the arc of a curve to the left, whose radius is 490.00' and whose chord bears N24°24'18"E, 285.90' to the southerly right-of-way of West 17th Street; thence N53°51'35"E along said southerly right-of-way, 7.26' to the point of beginning.

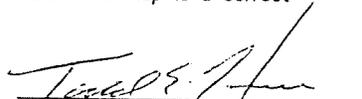
CERTIFIED SURVEY MAP NO. 3678

That part of Fractional Lots 1 & 2, of Section 4, Town 1 North, Range 7 East, Township of Clarno and City of Monroe, Green County, Wisconsin, bounded and described as follows:

Commencing at the N 1/4 corner of Section 4; thence S0°32'08"E along the W. line of Fractional Lot 2 of Section 4, 451.31' to the point of beginning; thence East, 1462.56'; thence Southeasterly, 291.33' along an arc of a curve to the right, whose radius is 540.00' and whose chord bears S74°32'41"E, 287.81'; thence S59°05'22"E, 153.51'; thence Southeasterly, 242.05' along the arc of a curve to the left, whose radius is 460.00' and whose chord bears S74°09'50"E, 239.27'; thence S89°14'18"E, 489.69'; thence Northeasterly, 47.44' along the arc of a curve to the left, whose radius is 30.50' and whose chord bears N46°12'04"E, 42.80'; thence N1°38'26"E, 169.21' to the westerly right-of-way of 4th Avenue West; thence Southeasterly, 238.32' along said westerly right-of-way and the arc of a curve to the left, whose radius is 440.00' and whose chord bears S13°52'35"E, 235.42'; thence S11°25'21"W along said westerly right-of-way, 85.80'; thence N89°44'35"W, 49.65'; thence Northwesterly, 50.72' along the arc of a curve to the left, whose radius is 30.50' and whose chord bears N41°35'40"W, 45.08'; thence N89°14'18"W, 486.39'; thence Northwesterly, 284.15' along the arc of a curve to the right, whose radius is 540.00' and whose chord bears N74°09'50"W, 280.88'; thence N59°05'22"W, 153.51'; thence Northwesterly, 248.17' along the arc of a curve to the left, whose radius is 460.00' and whose chord bears N74°32'41"W, 245.17'; thence West, 1461.81' to the W. line of Fractional Lot 2; thence N0°32'08"W along said W. line, 80.00' to the point of beginning; subject to a public road right-of-way as shown and to any and all easements of record.

I, Todd E. Hasse, Registered Land Surveyor, S-2228, hereby certify that I have made this Certified Survey under the direction of City of Monroe and that this Survey is in compliance with Chapter 236.34 of the Wisconsin Statutes and that I have surveyed, monumented and mapped the lands described hereon and that this map is a correct representation thereof in accordance with the information provided.

November 11th, 2003


Todd E. Hasse R.L.S. - 2228

REGISTER OF DEEDS CERTIFICATE: Received for record this 18th day of November 2003 at 8:45 o'clock A.M.

and recorded in Volume 14 of Certified Survey Maps of Green County on Page 65 + 67.

Cynthia A. Muddt
Register of Deeds

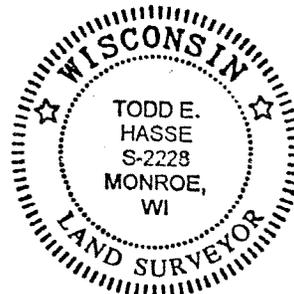
CURVE DATA:

CURVE	RADIUS	INT. ANGLE	ARC	CHORD	CHORD BEARING	TANGENT BEARING
1-2	540.00'	30°54'38"	219.33'	287.81'	S74°32'41"E	
3-4	460.00'	30°08'56"	242.05'	239.27'	S74°09'50"E	
5-6	30.50'	89°07'16"	47.44'	42.80'	N46°12'04"E	
7-8	440.00'	31°02'02"	238.32'	235.42'	S13°52'35"E	⑦ S 1°38'26"W
9-10	30.50'	95°17'16"	50.72'	45.08'	N41°35'40"W	⑧ S29°23'36"E
11-12	540.00'	30°08'56"	284.15'	280.88'	N74°09'50"W	⑨ N 6°02'58"E
13-14	460.00'	30°54'38"	248.17'	245.17'	N74°32'41"W	

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NOTES:

- Bearings are referenced to the N. line of the NE 1/4 of Section 4, which was assumed to bear S89°50'42"W.
- The portion of Bethel Road shown outlined with tick marks, indicates that portion to be vacated by the City of Monroe.
- Per section 4-5-2-1 (B) 4 of the Zoning Regulations of Green County, this land division does not need to have township or county approval as this lot is being created for the sole purpose of extending West 17th Street to the west.



PREPARED FOR:

Todd E. Hasse
1114 23rd Avenue
Monroe, WI 53566
(608) 325-5321



CERTIFIED SURVEY MAP NO. 3678

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

The City of Monroe, a Wisconsin municipal corporation, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

The City of Monroe, does further certify that this Certified Survey Map is required to be submitted to the following for approval or objection: City of Monroe.

IN WITNESS WHEREOF, the said City of Monroe, has caused these presents to be signed by William M. Ross, its Mayor, and countersigned by James R. Myers, its City Clerk, at Monroe, Wisconsin, and its corporate seal hereunto affixed

this 18th day of November, 2003.

[Signature]
Witness

[Signature]
William M. Ross, Mayor

[Signature]
Witness

[Signature]
James R. Myers, City Clerk, DOGG

STATE OF WISCONSIN) SS
GREEN COUNTY)

Personally came before me this 18th day of November, 2003, the above named William R. Ross, Mayor, and James R. Myers, City Clerk, of the above named corporation, to me known to be the same persons who executed the foregoing instrument, and to me known to be such Mayor and Clerk of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

My commission expires Jan. 28, 2007

[Signature]
Notary Public State of Wisconsin

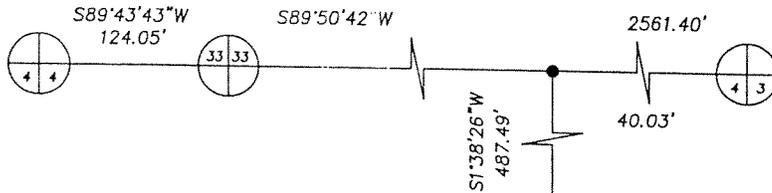
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November 11th, 2003

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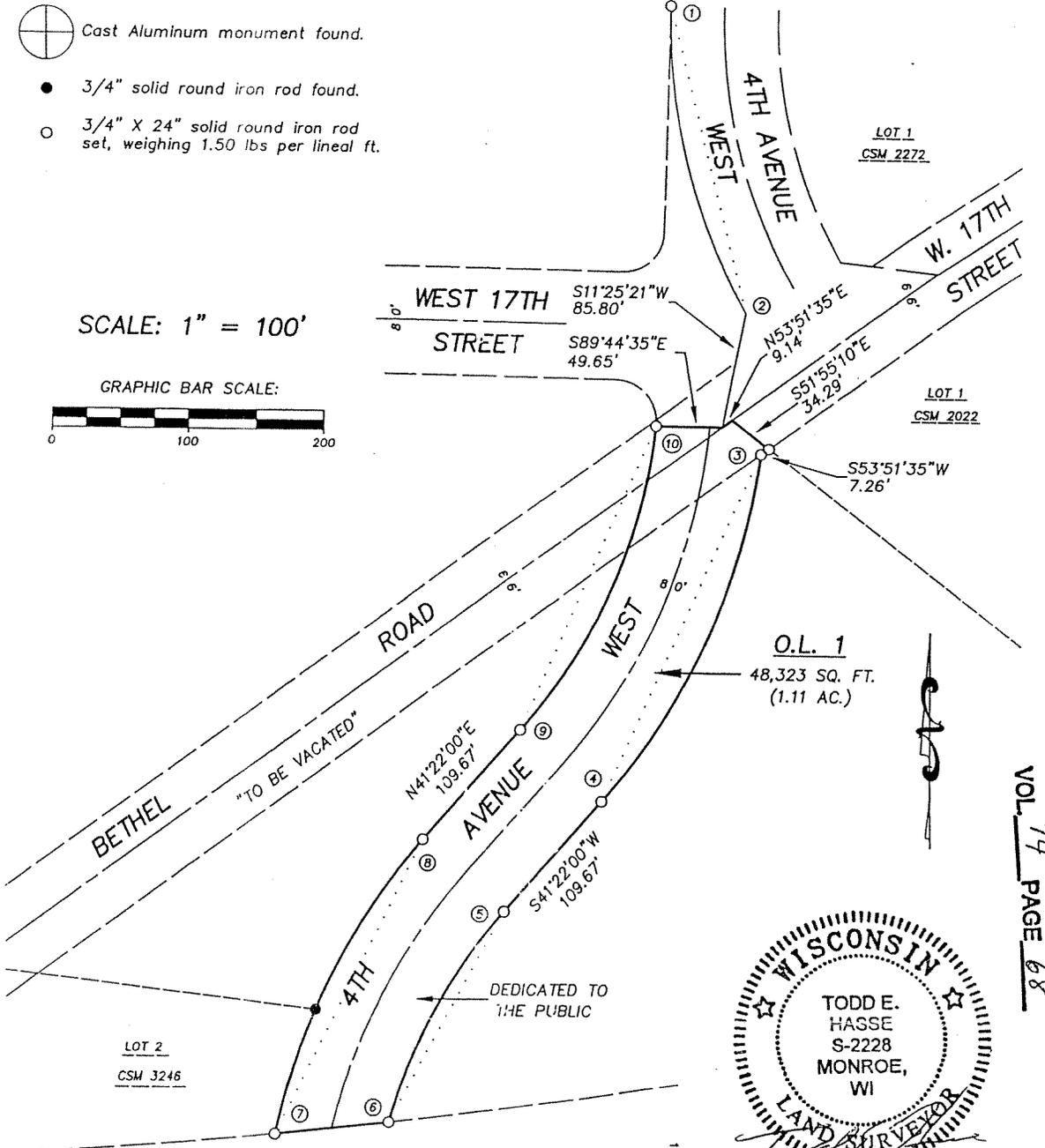
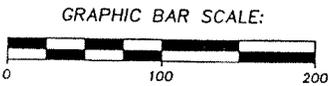
CERTIFIED SURVEY MAP NO. 3679



LEGEND:

- Cast Aluminum monument found.
- 3/4" solid round iron rod found.
- 3/4" X 24" solid round iron rod set, weighing 1.50 lbs per lineal ft.

SCALE: 1" = 100'



O.L. 1
48,323 SQ. FT.
(1.11 AC.)



VOL 14 PAGE 68

PREPARED FOR: WISCONSIN & CALUMET R.R.

City of Monroe
1110 18th Avenue
Monroe, WI 53566
(608) 329-2527

November 11th, 2003



CERTIFIED SURVEY MAP NO. 3679

That part of Fractional Lot 4, of Section 3 and part of Fractional Lot 1, of Section 4, Town 1 North, Range 7 East, Township of Clarno, Green County, Wisconsin, bounded and described as follows:

Commencing at the NE corner of Section 4; thence S89°50'42"W along the N. line of the NE 1/4 of Section 4, 40.03' to the westerly right-of-way of 4th Avenue West; thence S1°38'26"W along said westerly right-of-way, 487.49'; thence Southeasterly, 238.32' along said westerly right-of-way and the arc of a curve to the left, whose radius is 440.00' and whose chord bears S13°52'35"E, 235.42'; thence S11°25'21"W along said westerly right-of-way, 85.80' to the centerline of West 17th Street and the point of beginning; thence N53°51'35"E along said centerline, 9.14' to the NW corner of Lot 1 of Certified Survey Map No. 2022; thence S51°55'10"E along the southwesterly line of said Lot 1, 34.29' to the southerly right-of-way of West 17th Street; thence S53°51'35"W along said southerly right-of-way 7.26'; thence Southwesterly, 290.12' along the arc of a curve to the right, whose radius is 490.00' and whose chord bears S24°24'18"W, 285.90'; thence S41°22'00"W, 109.67'; thence Southwesterly, 179.47' along the arc of a curve to the left, whose radius is 410.00' and whose chord bears S28°49'36"W, 178.04' to the northerly right-of-way of the Wisconsin & Calumet R.R.; thence Southwesterly, 85.32' along said northerly right-of-way and the arc of a curve to the right, whose radius is 5622.49' and whose chord bears S83°56'49"W, 85.32'; thence Northeasterly, 246.95' along the arc of a curve to the right, whose radius is 490.00' and whose chord bears N26°55'44"E, 244.34'; thence N41°22'00"E, 109.67'; thence Northeasterly, 252.73' along the arc of a curve to the left, whose radius is 410.00' and whose chord bears N23°42'29"E, 248.74'; thence S89°44'35"E, 49.65' to the point of beginning; subject to a public road right-of-way as shown and to any and all easements of record.

I, Todd E. Hasse, Registered Land Surveyor, S-2228, hereby certify that I have made this Certified Survey under the direction of City of Monroe and that this Survey is in compliance with Chapter 236.34 of the Wisconsin Statutes and that I have surveyed, monumented and mapped the lands described hereon and that this map is a correct representation thereof in accordance with the information provided.

November 11th, 2003


Todd E. Hasse R.L.S. - 2228

REGISTER OF DEEDS CERTIFICATE: Received for record this 18th day of November, 2003 at 8:45 o'clock A.M.

and recorded in Volume 14 of Certified Survey Maps of Green County on Page 68-70

Cynthia A. Muehl

Register of Deeds

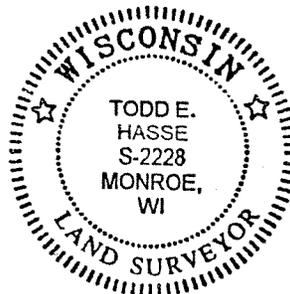
CURVE DATA:

CURVE	RADIUS	INT. ANGLE	ARC	CHORD	CHORD BEARING	TANGENT BEARING
1-2	440.00'	31°02'02"	238.32'	235.42'	S13°52'35"E	② S29°23'36"E
3-4	490.00'	33°55'24"	290.12'	285.90'	S24°24'18"W	③ S 7°26'36"W
5-6	410.00'	25°04'48"	179.47'	178.04'	S28°49'36"W	④ S16°17'12"W
6-7	5622.49'	0°52'10"	85.32'	85.32'	S83°56'49"W	⑤ S83°30'44"W
7-8	490.00'	28°52'32"	246.95'	244.34'	N26°55'44"E	⑥ S84°22'54"W
9-10	410.00'	35°19'02"	252.73'	248.74'	N23°42'29"E	⑦ N12°29'28"E
						⑩ N 6°02'58"E

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NOTES:

- Bearings are referenced to the N. line of the NE 1/4 of Section 4, which was assumed to bear S89°50'42"W.
- The portion of Bethel Road shown lying to the west of O.L. 1 will be vacated by the City of Monroe.
- Per section 4-5-2-1 (B) 4 of the Zoning Regulations of Green County, this land division does not need to have township or county approval as this lot is being created for the sole purpose of extending 4th Avenue West to the south.



 **HASSE SURVEYING**
W5820 ILIFF ROAD
MONROE, WI 53566
(608) 325-5321

CERTIFIED SURVEY MAP NO. 3679

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

The City of Monroe, a Wisconsin municipal corporation, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

The City of Monroe, does further certify that this Certified Survey Map is required to be submitted to the following for approval or objection: City of Monroe.

IN WITNESS WHEREOF, the said City of Monroe, has caused these presents to be signed by William M. Ross, its Mayor, and countersigned by James R. Myers, its City Clerk, at Monroe, Wisconsin, and its corporate seal hereunto affixed

this 18th day of November, 2003.

[Signature]
Witness

[Signature]
William M. Ross, Mayor

[Signature]
Witness

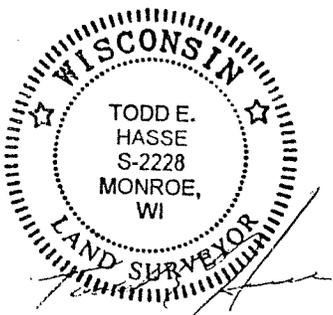
[Signature]
James R. Myers, City Clerk, DOGG

STATE OF WISCONSIN) SS
GREEN COUNTY)

Personally came before me this 18th day of November, 2003, the above named William R. Ross, Mayor, and James R. Myers, City Clerk, of the above named corporation, to me known to be the same persons who executed the foregoing instrument, and to me known to be such Mayor and Clerk of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

My commission expires Jan 28, 2007
[Signature]
Notary Public State of Wisconsin

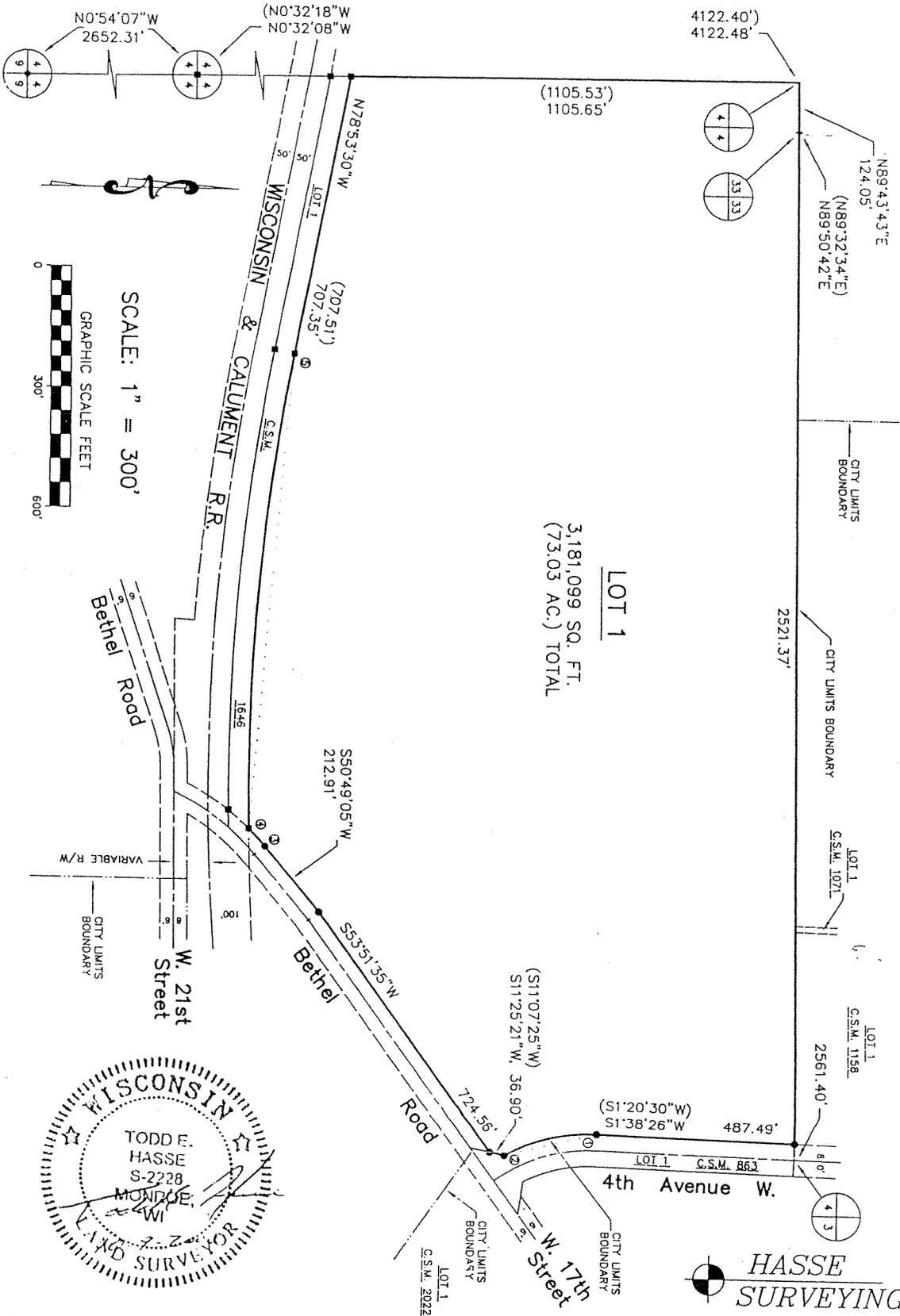
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November 11th, 2003



PLAT OF SURVEY



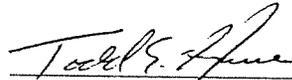
PLAT OF SURVEY

That part of Fractional Lots 1 and 2 of the NE 1/4 of Section 4, Town 1 North, Range 7 East, Township of Clarno, Green County, Wisconsin, bounded and described as follows:

Beginning at the N 1/4 corner of Section 4; thence N89°43'43"E along the N. line of Section 4, 124.05' to the S 1/4 corner of Section 33, Town 2 North, Range 7 East; thence N89°50'42"E along said N. line, 2521.37' to the westerly right-of-way of 4th Avenue West; thence S1°38'26"W along said westerly right-of-way, 487.49'; thence Southeasterly, 238.42' along said westerly right-of-way and the arc of a curve to the left, whose radius is 440.00' and whose chord bears S13°52'35"E, 235.42'; thence S11°25'21"W, 36.90' to the northerly right-of-way of Bethel Road; thence S53°51'35"W along said northerly right-of-way, 724.56'; thence S50°49'05"W along said northerly right-of-way, 212.91'; thence Southwesterly, 59.62' along said northerly right-of-way and the arc of a curve to the left, whose radius is 592.73' and whose chord bears S47°56'12"W, 59.59'; thence Southwesterly, 1188.58' along the N. line of Lot 1 of Certified Survey Map No. 1646 and the arc of a curve to the right, whose radius is 5622.49' and whose chord bears N84°56'52"W, 1186.37'; thence N78°53'30"W along said N. line, 707.35' to the N/S 1/4 line of Section 4; thence N0°32'08"W along said N/S 1/4 line, 1105.65' to the point of beginning; subject to a public road right-of-way as shown and to any and all easements of record.

I, Todd E. Hasse, Registered Land Surveyor, hereby certify that I have surveyed, monumented and mapped the lands described hereon and that this map is a correct representation thereof in accordance with the information provided.

October 9th, 2000


Todd E. Hasse R.L.S. - 2228

NOTES:

1. Bearings and distances shown in parenthesis, indicates recorded as data.
2. This property does contain a house, barn and other structures. The City of Monroe waived the requirement of having these buildings shown on this survey and no encroachments exist.
3. This land was previously surveyed by myself when I was employed by Talarczyk & Associates on a Plat of Survey dated June 21st, 1995. The northern boundary of Parcel A contained an error that the S 1/4 corner of Section 33, Town 2 North, Range 7 East was not field located to show the angle in the section line.
4. Bearings are referenced to the N. line of the NE 1/4 of Section 4, between the S 1/4 corner of Section 33, Town 2 North, Range 7 East and the NE corner of Section 4, Town 1 North, Range 7 East, which was assumed to bear N89°50'42"E.

CURVE DATA:

CURVE	RADIUS	INT. ANGLE	ARC	CHORD	CHORD BEARING	TANGENT BEARING
1-2	440.00'	31°02'02"	238.42'	235.42'	S13°52'35"E	⊙ S29°23'36"E
3-4	592.73'	5°45'46"	59.62'	59.59'	S47°56'12"W	⊙ S45°03'19"W
4-5	5622.49'	12°06'44"	1188.58'	1186.37'	N84°56'52"W	⊙ S88°59'46"W

LEGEND:



Cast Aluminum monument found.



Concrete monument with broken off brass cap found.



P.V.C. monument with brass cap set 18" below grade.

● 3/4" solid round iron rod found.

■ 1" iron pipe found.

----- City limits boundary line.

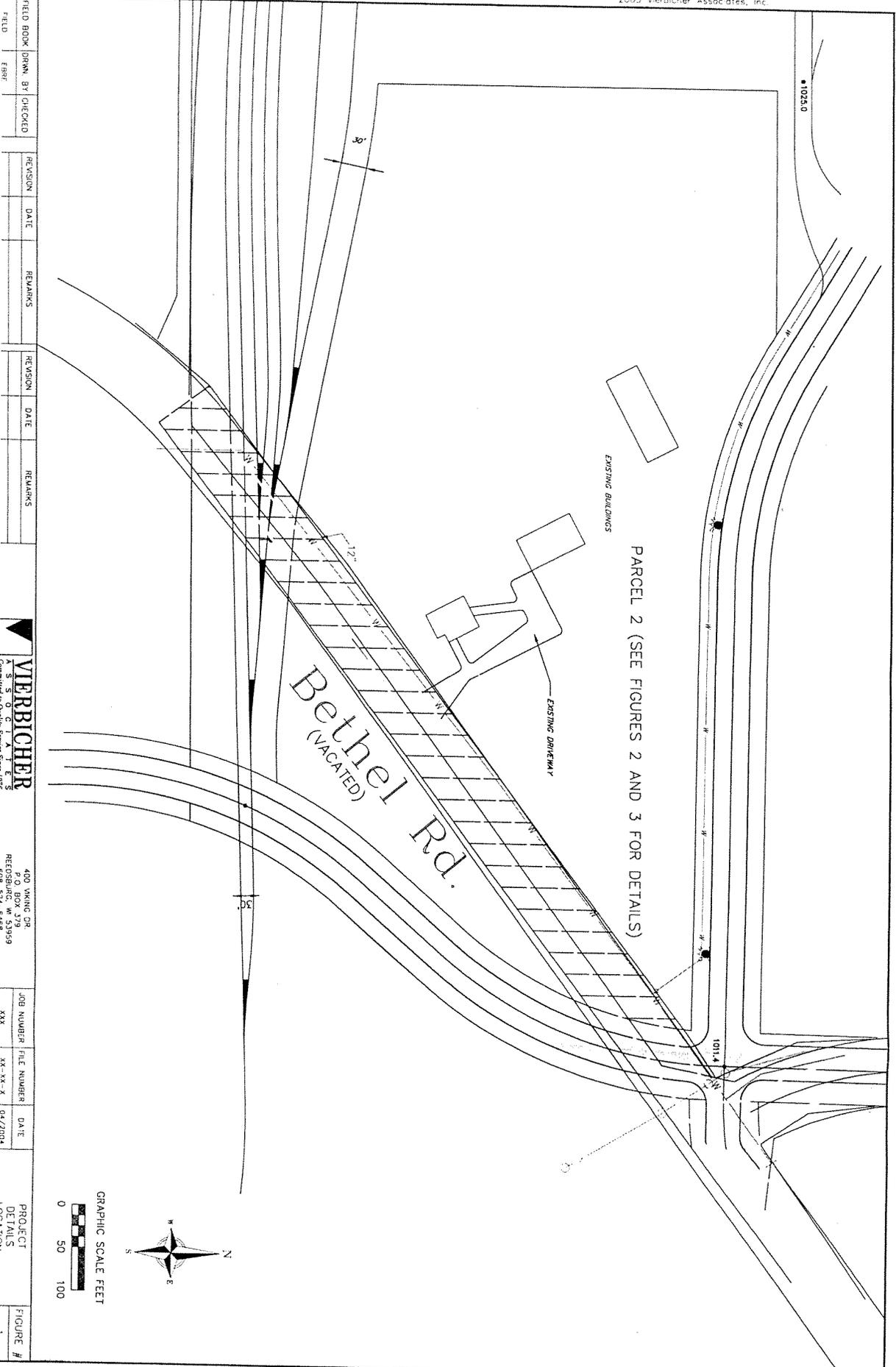


PREPARED FOR:

City of Monroe
1110 18th Avenue
Monroe, WI 53566
(608) 32329-2506

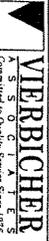


1114 23rd Avenue
Monroe, WI 53566
(608) 325-5321



FIELD BOOK	DRWN. BY	CHECKED	REVISION	DATE	REMARKS	REVISION	DATE	REMARKS
FIELD	EBR							

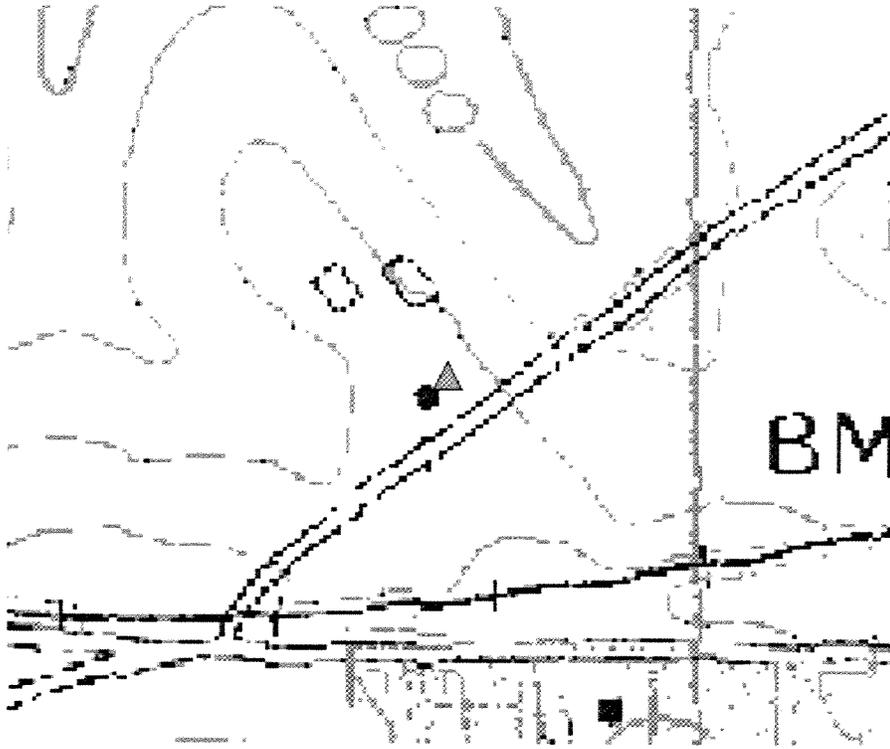
JOB NUMBER	FILE NUMBER	DATE	PROJECT	FIGURE #
XXX	XX-XX-X	04/2004	DETAILS LOCATION	1



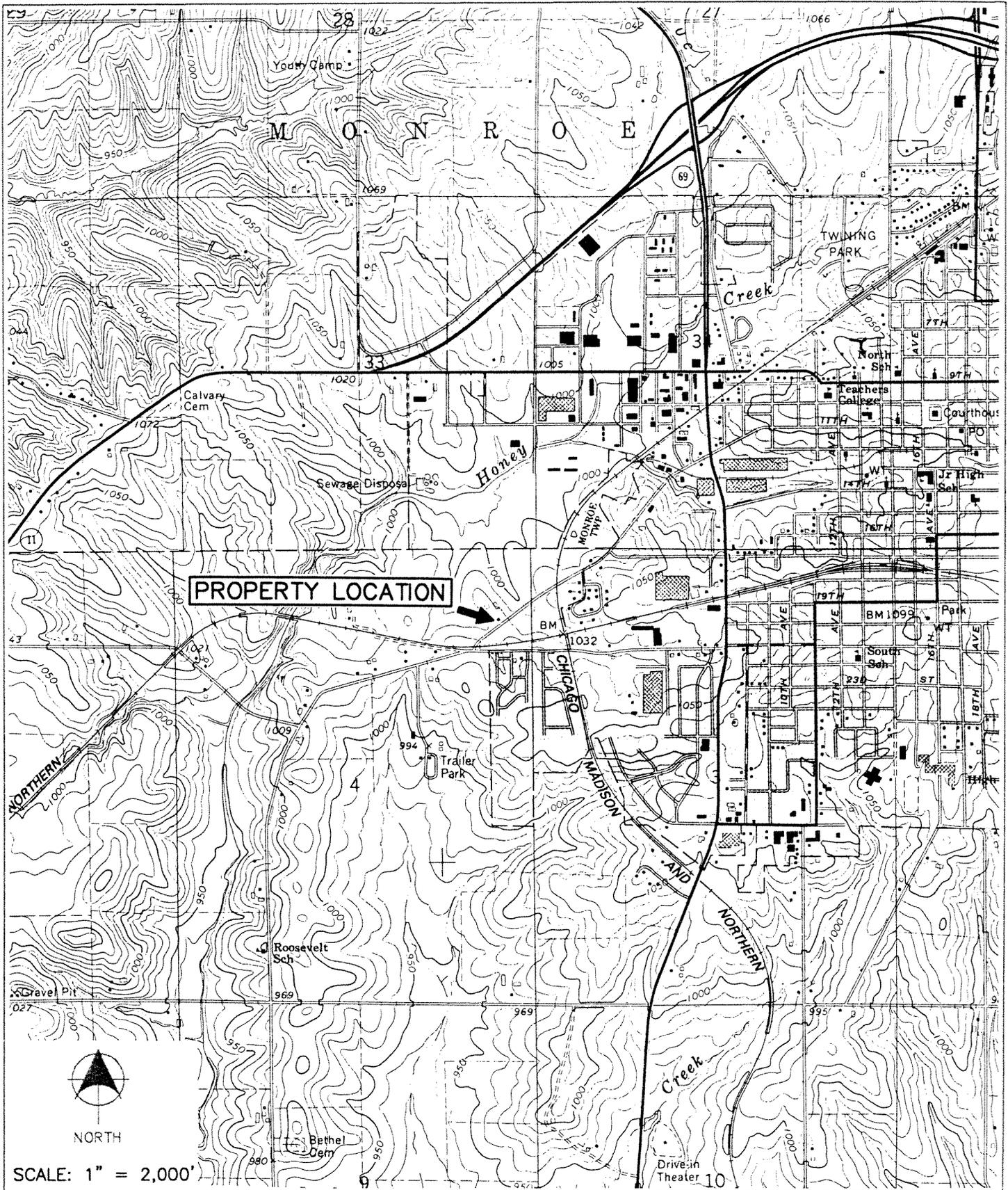
400 KING DR
REDBURG, MO 63199
PH: 636-571-4888



Scale 1 : 3,239

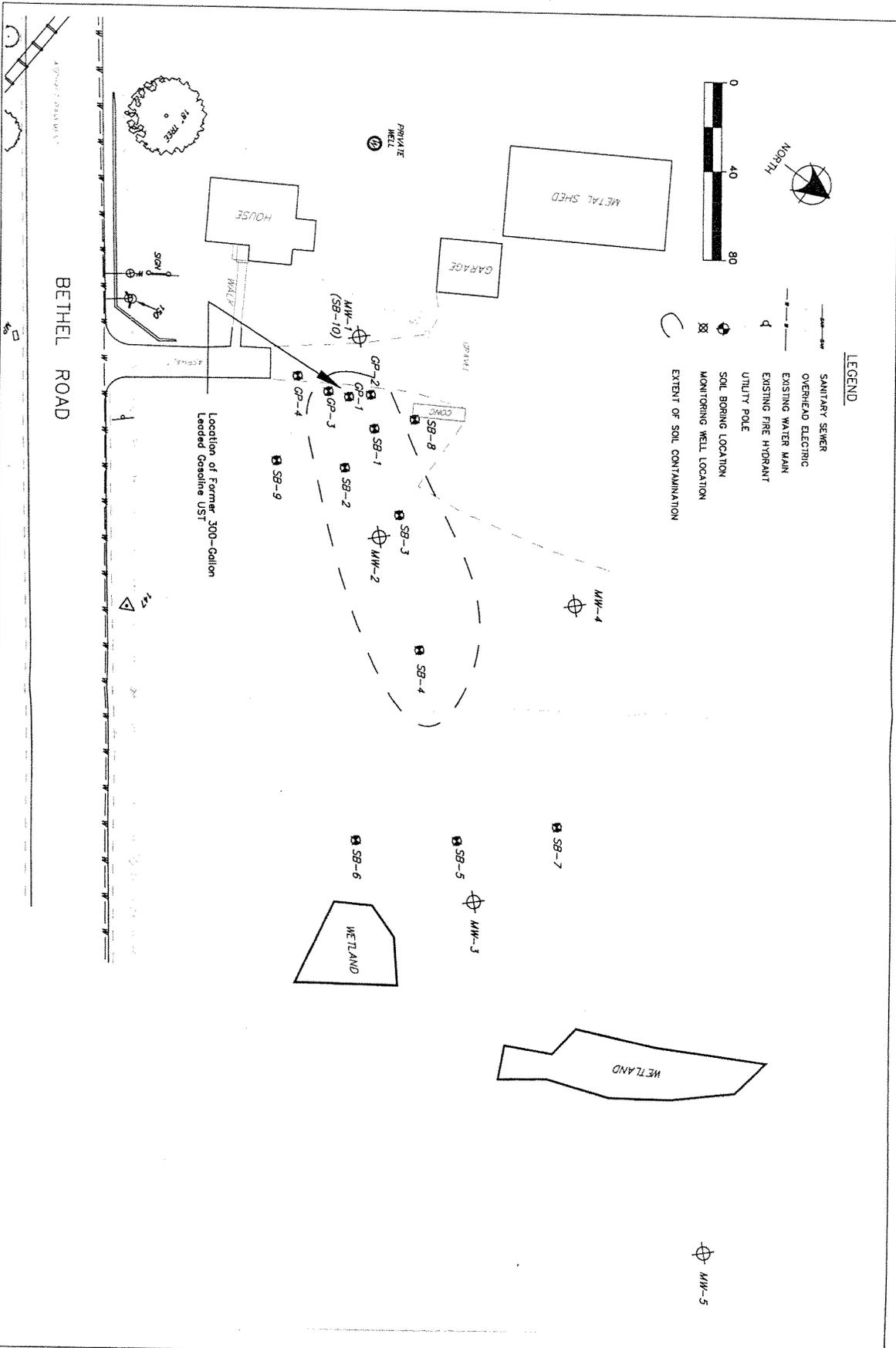


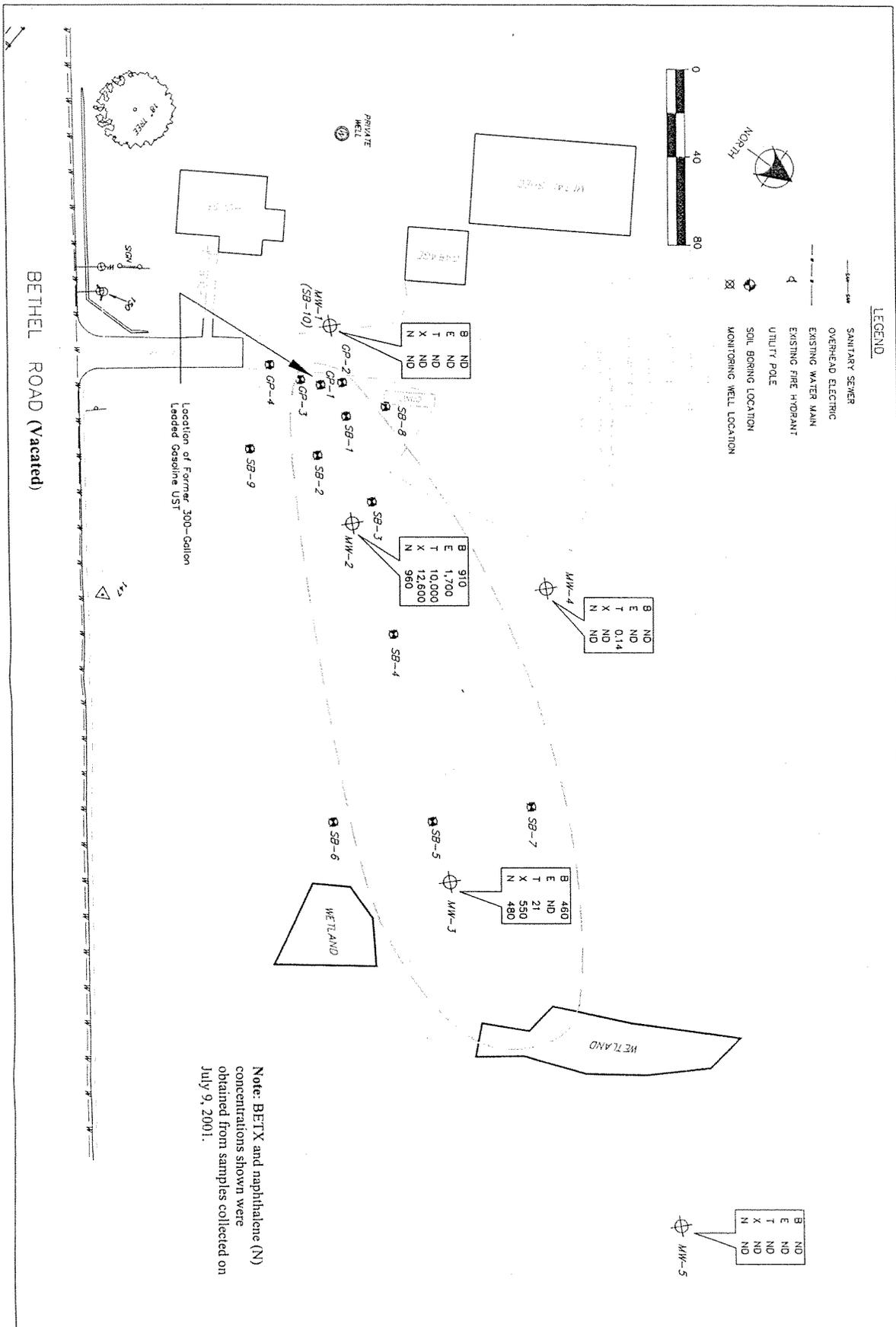
▲ WTM coordinates: 547613, 235720



STAUFFER FARM PROPERTY
 N2443 BETHEL ROAD
 MONROE, WISCONSIN

FIGURE 1
 SITE LOCATION MAP





Note: BTEX and naphthalene (N) concentrations shown were obtained from samples collected on July 9, 2001.

Table 1
STAUFFER FARMS
Groundwater Elevations

Date	MW-1			MW-2			MW-3			MW-4*			MW-5		
	Top of Casing Water Level	Ground Surface Groundwater Elevation	Top of Casing Water Level	Ground Surface Groundwater Elevation	Top of Casing Water Level	Ground Surface Groundwater Elevation	Top of Casing Water Level	Ground Surface Groundwater Elevation	Top of Casing Water Level	Ground Surface Groundwater Elevation	Top of Casing Water Level	Ground Surface Groundwater Elevation	Top of Casing Water Level	Ground Surface Groundwater Elevation	
24-May-2001	10.45	1012.85	10.92	1011.03	1010.82	1007.44	1018.30	1007.81	8.22	1016.40	10.75	1011.08	1006.01		
09-Jul-2001	10.56	1012.74	11.16	1010.79	3.38	1005.48	1016.30	1007.81	9.35	1009.95	6.80	1009.95	1001.77		
20-Mar-2002	11.57	1011.73	12.40	1009.55	4.49	1006.33	1009.55	1006.33	No Measurement	8.42	8.42	1000.15			
26-Jun-2002	11.26	1012.04	12.77	1009.18	5.19	1005.63	1009.18	1005.63	12.13	1007.17	8.07	1000.50			
20-Sep-2002	11.90	1011.40	13.30	1008.65	4.89	1005.93	1008.65	1005.93	12.95	1006.35	8.93	999.64			
04-Dec-2002	12.54	1010.76	14.17	1007.78	6.86	1003.96	1007.78	1003.96	13.72	1005.58	10.99	997.58			
25-Mar-2003	15.15	1008.15	15.99	1005.96	7.45	1003.37	1005.96	1003.37			12.46	996.11			
12-Jun-2003	12.49	1010.81	14.31	1007.64	6.73	1004.09	1007.64	1004.09	13.75	1005.55	10.75	997.82			
16-Sep-2003	14.19	1009.11	15.91	1006.04	7.39	1003.43	1006.04	1003.43			12.44	996.13			
02-Dec-2003	13.52	1009.78	15.01	1006.94	6.32	1004.50	1006.94	1004.50	14.10	1005.20	11.97	996.60			

* MW-4 was damaged in 2/02 and the casing was repositioned on 6/26/02.

Groundwater Gradients

Date	Elevation Difference (ft) MW-1 to MW-5	Gradient (ft/ft)
24-May-2001	15.03	0.034
09-Jul-2001	10.97	0.025
20-Mar-2002	11.58	0.026
26-Jun-2002	11.54	0.026
20-Sep-2002	11.76	0.027
04-Dec-2002	13.18	0.030
25-Mar-2003	12.04	0.027
12-Jun-2003	12.99	0.030
16-Sep-2003	12.98	0.030
02-Dec-2003	13.18	0.030

Average Gradient 0.028

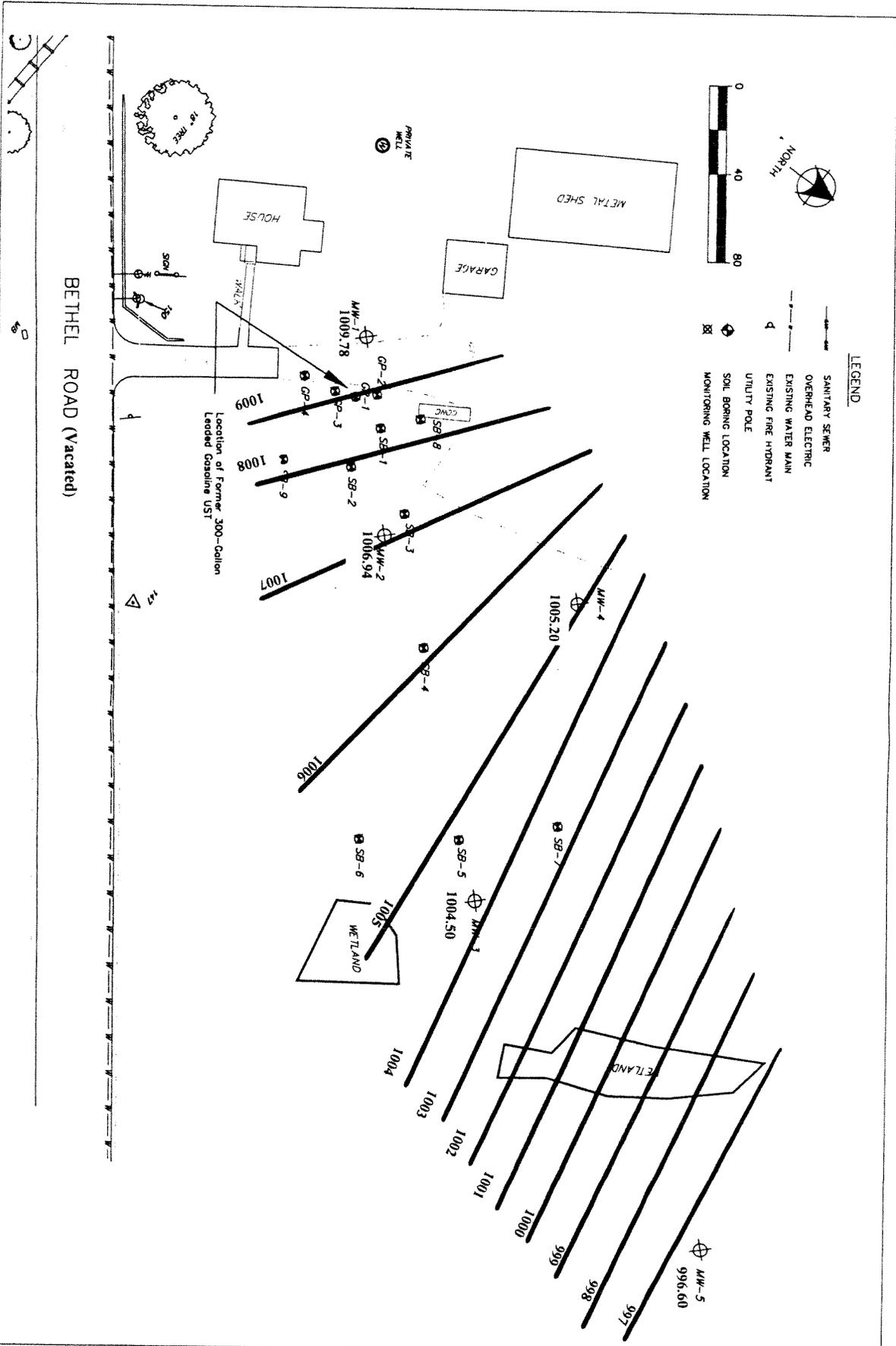
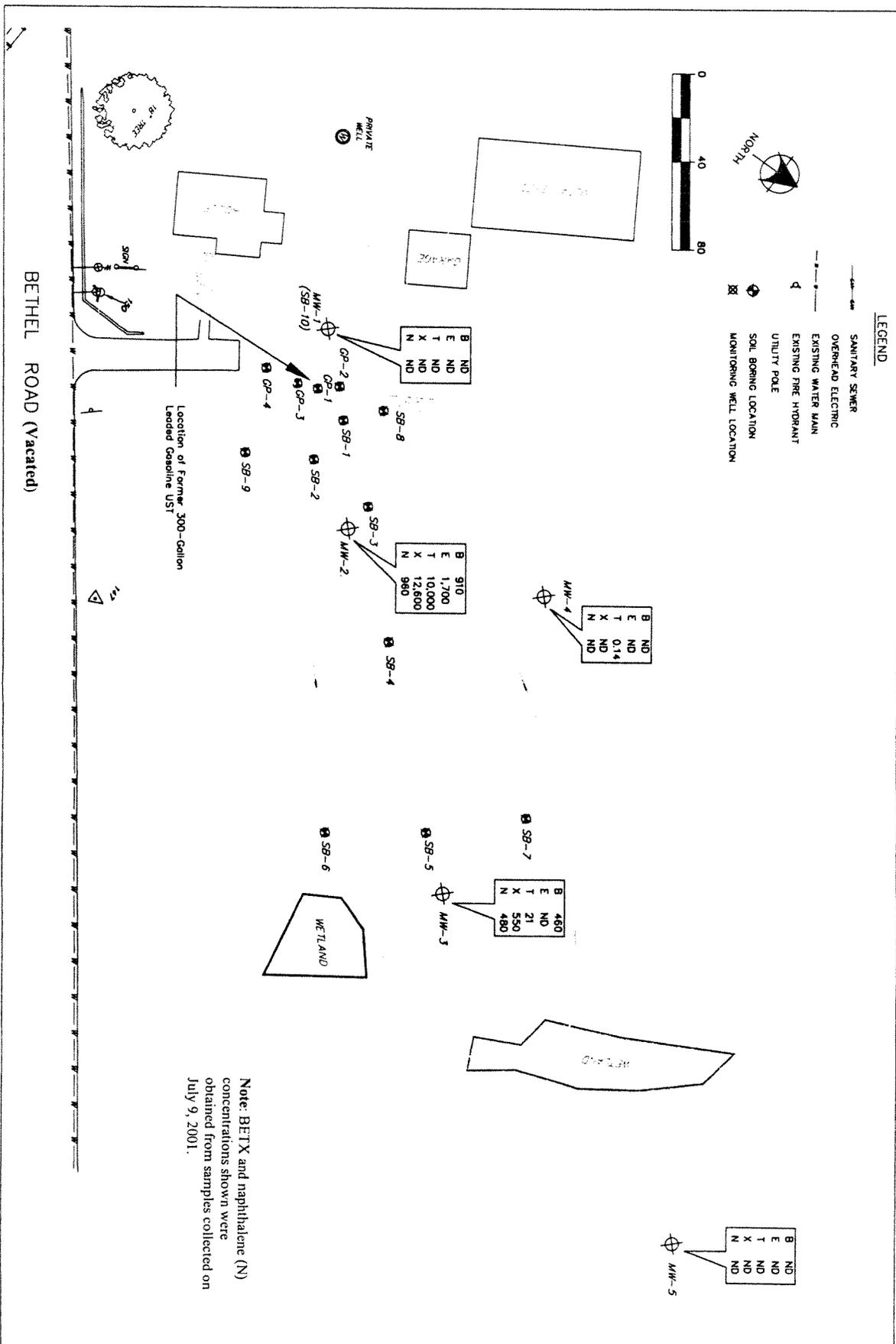


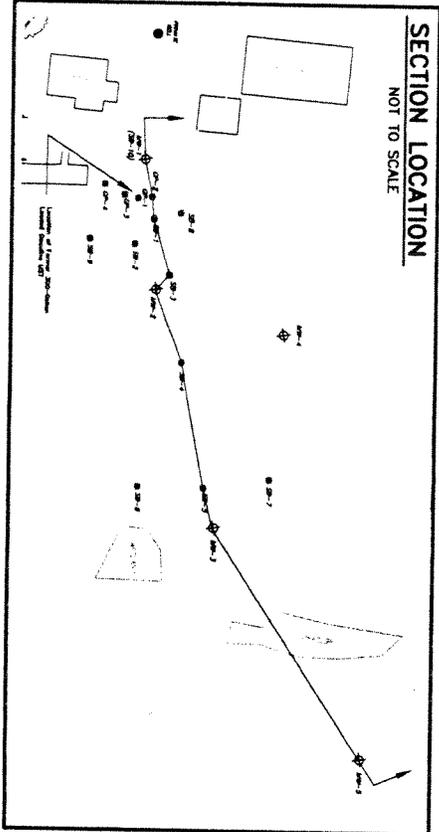
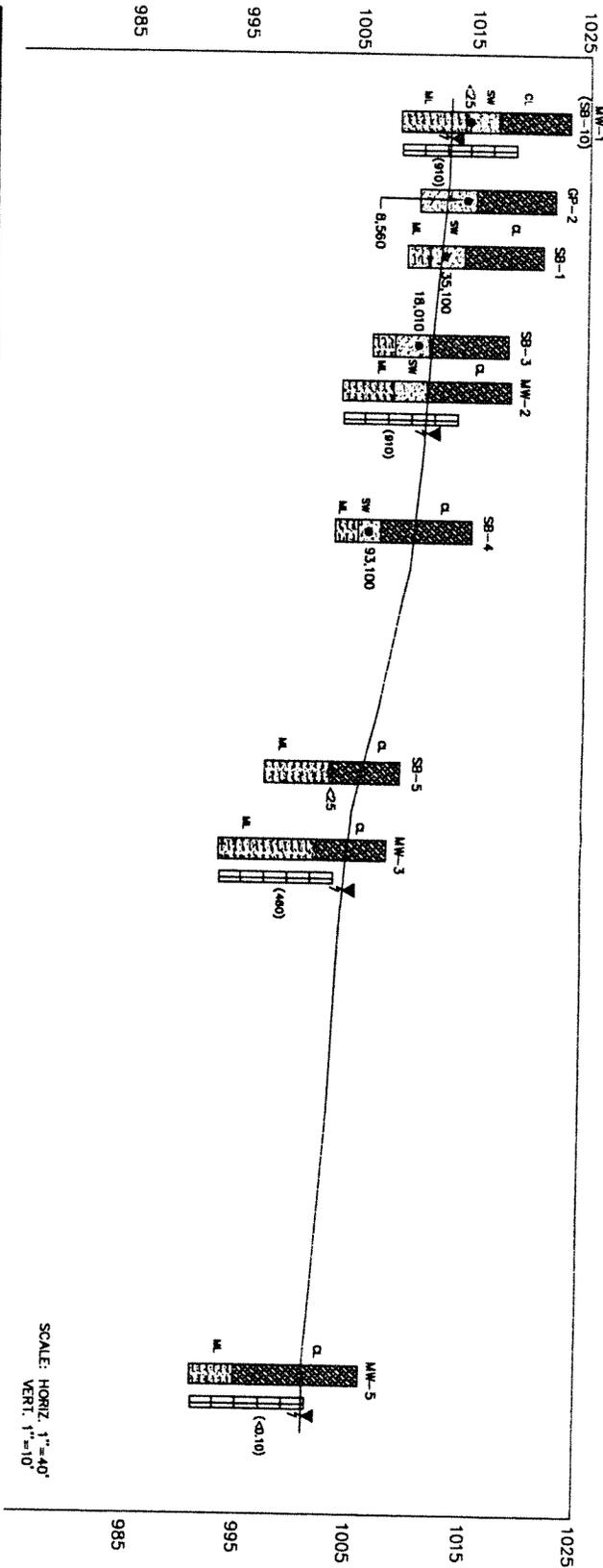
FIGURE #
5h

GROUNDWATER CONTOURS
DECEMBER 2, 2003

STAUFFER FARM PROPERTY
N2443 BETHEL ROAD
MONROE, WISCONSIN



Note: BTEX and naphthalene (N) concentrations shown were obtained from samples collected on July 9, 2001.



- LEGEND**
- CLAY (CL)
 - SAND (SW)
 - SANDY SILT (ML)
 - SOIL SAMPLE LOCATION INDICATING THE TOTAL BTEX CONCENTRATION (ug/kg)
 - (1,500) GROUNDWATER BENZENE CONCENTRATION (ug/l)
 - GROUNDWATER TABLE (JULY 9, 2001)
 - SCREEN LOCATION

Table 2
 STAUFFER FARMS PROPERTY
 Groundwater Analytical Results
 Monitoring Well MW-1

Date Sampled	Units	NR 140 PAL	NR 140 ES	MW-1	MW-1								
Results:													
Nitrogen (Nitrate-Nitrite)	mg/L			---	---	---	---	---	---	---	---	---	---
Sulfate	mg/L			---	---	---	---	---	---	---	---	---	---
Chloride	mg/L			---	---	---	---	---	---	---	---	---	---
Methane	mg/L			---	---	---	---	---	---	---	---	---	---
VOCs (Method 8020)													
Benzene	ug/L	0.5	5	<0.10	<0.10	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.30
Ethylbenzene	ug/L	140	700	<0.10	<0.10	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40
MTBE	ug/L	12	60	<1.1	<1.1	<0.40	<0.40	<0.40	<0.40	<0.40	<0.30	<0.30	<0.30
Naphthalene	ug/L	8	40	<0.70	<0.70	<1.3	<1.3	<1.3	<1.3	<1.3	<0.60	35	<0.60
Toluene	ug/L	200	1,000	<0.10	<0.10	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	1.5(Q)	<0.40
Trimethylbenzenes, total	ug/L	96	480	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.60	5.1	<0.30
Xylenes, total	ug/L	1,000	10,000	<0.20	<0.20	<0.90	<0.90	<0.90	<0.90	<0.90	<0.70	<2.4(Q)	<0.70

--- = not applicable/not tested
 (Q) result was quantified between the LOD and the LOQ

Table 2
 STAUFFER FARMS PROPERTY
 Groundwater Analytical Results
 Monitoring Well MW-2

Date Sampled	Units	NR 140 PAL	NR 140 ES	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2
Results:													
Nitrogen (Nitrate-Nitrite)	mg/L			---	---	---	---	---	---	---	---	---	---
Sulfate	mg/L			---	---	---	---	---	---	---	---	---	---
Chloride	mg/L			---	---	---	---	---	---	---	---	---	---
Methane	mg/L			---	---	---	---	---	---	---	---	---	---
VOCs (Method 8020)													
Benzene	ug/L	0.5	5	1,800	910	1,000	3,900	2,400	3,100	3,400	1,400	1,800	1,900
Ethylbenzene	ug/L	140	700	2,100	1,700	1,300	5,200	2,400	2,200	2,500	1,600	1,500	1,200
MTBE	ug/L	12	60	<550	<550	<100	<200	<400	<400	<400	<150	<150	<30
Naphthalene	ug/L	8	40	900(Q)	960	510(Q)	2100(Q)	<1,300	<1,300	180(Q)	550(Q)	750(Q)	270
Toluene	ug/L	200	1,000	13,000	10,000	5,600	18,000	24,000	29,000	29,000	16,000	13,000	4,600
Trimethylbenzenes, total	ug/L	96	480	3,000	3,100	2,100	7,600	2600(Q)	1900(Q)	2,100	1700(Q)	1,270	1,260
Xylenes, total	ug/L	1,000	10,000	13,300	12,600	8,300	29,100	13,300	11,900	13,200	9,700	7,400	5,100

--- = not applicable/not tested
 (Q) = result was quantified between the LOD and the LOQ

Table 2
STAUFFER FARMS PROPERTY
 Groundwater Analytical Results
 Monitoring Well MW-3

Date Sampled	Units	NR 140	NR 140	MW-3									
		PAL	ES	05/24/01	07/09/01	03/20/02	06/26/02	09/20/02	12/03/02	03/25/03	06/12/03	09/16/03	12/02/03
Results:													
Nitrogen (Nitrate-Nitrite)	mg/L			---	---	---	96	---	---	---	---	<0.13	---
Sulfate	mg/L			---	---	---	<0.18	---	---	---	---	220	---
Chloride	mg/L			---	---	---	100	---	---	---	---	38	---
Methane	mg/L			---	---	---	5.4	---	---	---	---	3.2	---
VOCs (Method 8020)													
Benzene	ug/L	0.5	5	180	460	71	40	4.3	5.8	0.61(Q)	<0.30	0.44(Q)	<0.30
Ethylbenzene	ug/L	140	700	0.12(Q)	<2.5	6.1	1.5	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40
MTBE	ug/L	12	60	2.1(Q)	<28	12	17	0.69	4.7	1.1	<0.30	2.0	1.1
Naphthalene	ug/L	8	40	390	480(A)	210	130	8.6	6.3	<1.3	<0.60	2.8	0.74(Q)
Toluene	ug/L	200	1,000	17	21	9	<2.0	<0.40	1.1(Q)	0.98(Q)	<0.40	0.95(Q)	<0.40
Trimethylbenzenes, total	ug/L	96	480	6.9	<5.0	10.8(Q)	0.97(Q)	<0.50	<0.50	<0.50	<0.30	<0.30	<0.30
Xylenes, total	ug/L	1,000	10,000	527.5	550	49(Q)	9.5(Q)	<0.90	<0.90	<0.90	<0.70	<0.70	<0.70

--- no applicable/not tested

Table 2
STAUFFER FARMS PROPERTY
 Groundwater Analytical Results
 Monitoring Well MW-4

Date Sampled	Units	NR 140	NR 140	MW-4									
		PAL	ES	05/24/01	07/09/01	03/20/02	06/26/02	09/20/02	12/03/02	03/25/03	06/12/03	09/16/03	12/02/03
Results:													
Nitrogen (Nitrate-Nitrite)	mg/L			---	---	---	300	---	---	---	---	8.9	---
Sulfate	mg/L			---	---	---	9.1	---	---	---	---	30	---
Chloride	mg/L			---	---	---	39	---	---	---	---	110	---
Methane	mg/L			---	---	---	0.96	---	---	---	---	2.4	---
VOCs (Method 8020)													
Benzene	ug/L	0.5	5	<0.10	<0.10	---	<0.40	<0.40	<0.40	---	<0.30	<0.30	<0.30
Ethylbenzene	ug/L	140	700	<0.10	<0.10	---	<0.40	<0.40	<0.40	---	<0.40	<0.40	<0.40
MTBE	ug/L	12	60	<1.1	<1.1	---	<0.40	<0.40	<0.40	---	<0.30	<0.30	<0.30
Naphthalene	ug/L	8	40	<0.70	<0.70	---	<1.3	<1.3	<1.3	---	<0.60	<0.60	<0.60
Toluene	ug/L	200	1,000	0.21(Q)	0.14(Q)	---	<0.40	0.54(Q)	<0.40	---	<0.40	<0.40	<0.40
Trimethylbenzenes, total	ug/L	96	480	<0.20	<0.20	---	<0.50	<0.50	<0.50	---	<0.30	<0.30	<0.30
Xylenes, total	ug/L	1,000	10,000	<0.20	<0.20	---	<0.90	<0.90	<0.90	---	<0.70	<0.70	<0.70

--- = not applicable/not tested
 (Q) = result was quantified between the LOD and the LOQ

Table 2
 STAUFFER FARMS PROPERTY
 Groundwater Analytical Results
 Monitoring Well MW-5

Date Sampled	Units	NR 140	NR 140	MW-5	MW-5									
		PAL	ES	05/24/01	07/09/01	03/20/02	06/26/02	09/20/02	12/03/02	03/25/03	06/12/03	09/16/03	12/02/03	
Results:														
Nitrogen (Nitrate-Nitrite)	mg/L			---	---	---	72	---	---	---	---	---	2.7	---
Sulfate	mg/L			---	---	---	4.2	---	---	---	---	---	55	---
Chloride	mg/L			---	---	---	47	---	---	---	---	---	55	---
Methane	mg/L			---	---	---	<0.5	---	---	---	---	---	2.9	---
VOCs (Method 8020)														
Benzene	ug/L	0.5	5	---	<0.10	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.30	<0.30
Ethylbenzene	ug/L	140	700	---	<0.10	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40
MTBE	ug/L	12	60	---	<1.1	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.30	0.95(Q)	<0.30
Naphthalene	ug/L	8	40	---	<0.70	<1.3	<1.3	<1.3	<1.3	<1.3	<1.3	<0.60	0.89(Q)	<0.60
Toluene	ug/L	200	1,000	---	<0.10	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40
Trimethylbenzenes, total	ug/L	96	480	---	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.30	<0.30	<0.30
Xylenes, total	ug/L	1,000	10,000	---	<0.20	<0.90	<0.90	<0.90	<0.90	<0.90	<0.90	<0.70	<0.70	<0.70

--- = not applicable/not tested

(Q) = result was quantified between the LOD and the LOQ

TABLE 4
SOIL BORING ANALYTICAL RESULTS
MONROE - STAUFFER FARM
 (April 18, 2001)

PARAMETER	SB-1 9'	SB-3 8'	SB-4 9'	SB-5 6'	SB-8 9'	SB-9 9'	SB-10 9'	NR 720 Generic RCLs	NR 746 Table 1 Values
GRO - mg/kg	880	110	1,000	<1.4	<1.3	<1.2	<1.3	250	N/A
Lead - mg/kg	6.9	6.7	6.8	6.3	8.2	50	N/A
PID Reading - ppm	341	388	358	12.5	2.6	1.3	1.3	N/A	N/A
PVOC - ug/kg									
Benzene	1,300	310	2,000	<25	<25	<25	<25	5.5	8,500
Ethylbenzene	5,300	2,200	13,000	<25	<25	<25	<25	2,900	4,600
MTBE	1,400	190	1,800	<25	<25	<25	<25	N/A	N/A
Toluene	3,600	5,200	2,100	<25	<25	<25	<25	1,500	38,000
1,2,4- Trimethylbenzene	49,000	4,600	56,000	<25	<25	<25	<25	N/A	83,000
1,3,5- Trimethylbenzene	18,000	1,500	19,000	<25	<25	<25	<25	N/A	11,000
Total Xylenes	24,900	10,300	76,000	<25	<25	<25	<25	4,100	42,000

ug/kg = micrograms-per-kilogram
 mg/kg = milligrams-per-kilogram
 GRO = gasoline range organics
 N/A = not applicable - no NR 720 or 746 standard

RCL = residual contaminant level
 PVOC = petroleum volatile organic compounds
 ppm = parts-per-million

TABLE 4 - cont.
SOIL BORING ANALYTICAL RESULTS
MONROE - STAUFFER FARM

(April 18, 2001)

PARAMETER	GP-1 7'	GP-2 8'	GP-3 7'	GP-4 7'	NR 720 Generic RCLs	NR 746 Table 1 Values
GRO - mg/kg	610	130	3,600	<2.6	250	N/A
PID Reading - ppm	666	477	419	4.0	N/A	N/A
PVOC - ug/kg						
Benzene	3,400	<62	12,000	<25	5.5	8,500
Ethylbenzene	6,800	1,200	78,000	<25	2,900	4,600
MTBE	510 (Q)	<62	<2000	<25	N/A	N/A
Toluene	8,400	760	210,000	<25	1,500	38,000
1,2,4- Trimethylbenzene	36,000	8,700	210,000	<25	N/A	83,000
1,3,5- Trimethylbenzene	11,000	2,600	69,000	<25	N/A	11,000
Total Xylenes	35,000	6,600	480,000	<25	4,100	42,000

ug/kg = micrograms-per-kilogram

mg/kg = milligrams-per-kilogram

GRO = gasoline range organics

N/A = not applicable - no NR 720 or 746 standard

(Q) = result is less than practical quantitation limit (PQL)

RCL = residual contaminant level

PVOC = petroleum volatile organic compounds

ppm = parts-per-million

December 21, 2004

Mr. Stephen Streiff, Commissioner
Streets Department
City of Monroe
1110 18th Avenue
Monroe, Wisconsin 53566

Dear Mr. Streiff,

Re: Notice of Groundwater Contamination exceeding Groundwater
Enforcement Standards in Chapter NR 140, Wisconsin Administrative
Code

The City of Monroe owns property in the industrial park on the southwest side of the city formerly known as Stauffer Farms. Stauffer Farms is the site of a leaking underground storage tank that has caused groundwater contamination under the property. The site has been investigated and a remedial action consisting of natural attenuation is ongoing. Site closure is pending.

This notice, prepared on behalf of the City of Monroe and being sent under regulation NR 726.05(2)(b)4., Wis. Adm. Code, is to inform you that groundwater contamination emanating from the Stauffer Farms property is moving towards, and may extend under, the right-of-way of W. 17th Street. The most recent sampling results (sampling date: December 2, 2003) show that the petroleum compounds benzene, ethylbenzene, naphthalene, toluene, and trimethylbenzenes are present in the groundwater at concentrations above the NR 140 enforcement standards. However, the concentrations of these compounds have been declining since 2001 and further degradation of the compounds by natural attenuation is expected. A fact sheet on natural attenuation is enclosed for your information.

If you have any questions about this letter or about the Stauffer Farms leaking underground storage tank site investigation and closure, please contact me at 609-524-6468.

Sincerely,
VIERBICHER ASSOCIATES, INC.



Joseph M. Dorava, P.E.
Professional Engineer

Enc.

cc: Mr. Kelly Finkenbinder, DPW, City of Monroe

400 VIKING DRIVE
P.O. BOX 379
REEDSBURG, WI 53979
(608) 524-6468
Fax (608) 524-3238

999 FOURTH DRIVE, SUITE 201
MADISON, WI 53717
P.O. BOX 4010
MADISON, WI 53744-4010
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1521 MEFRO DRIVE, SUITE 205
P.O. BOX 650
SCHOFIELD, WI 54475-0650
(715) 359-2005
Fax (715) 359-4753

114 WEST BLACKHAWK AVENUE
P.O. BOX 542
PRAIRIE DU CHIEN, WI 53821-0542
(608) 326-1051
Fax (608) 326-1052

www.vierbicher.com

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December 21, 2004

Kelly Finkenbinder, Director of Public Works
City of Monroe
1110 18th Avenue
Monroe, WI 53566

RE: City of Monroe, Stauffer Farm Site Investigation
VAI Project 016019113

Dear Kelly:

The groundwater monitoring wells at the Stauffer Farms LUST, City of Monroe, were abandoned on Monday, October 18, 2004. Abandonment activities were performed by On-Site Environmental Services under direct contract with Vierbicher Associates, Inc. We were also present to oversee and document the well(s) abandonment. With the exception of monitoring well MW-2, the protective covers were pulled from each well and the well casings partially filled with 3/8-inch bentonite chips. The casing was cut below ground level, and the remainder of the well was filled with bentonite chips to the ground surface.

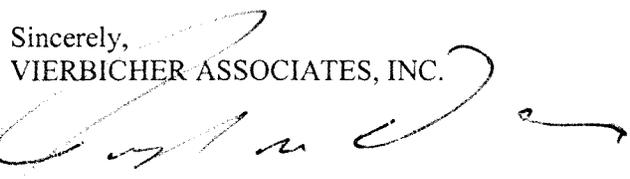
The entire casing and well screen of MW-2 came out of the ground when the protective cover was pulled. The wellhole was completely filled to the ground surface with bentonite chips.

The well screen and casing from MW-2 and one of the protective covers were stacked on the ground on the south side of the metal building located on the Stauffer Farm site. The rest of the protective covers, cut casings, and other waste materials from the abandonment were removed from the site by On-Site Environmental.

Copies of the well abandonment forms are attached. The originals have already been forwarded to the Department of Commerce.

I am also enclosing a letter to the Monroe Street Commissioner notifying the Monroe Street Department that there may be contamination from the under the W. 17th Street right-of-way from Stauffer Farms site. Call me if you have any questions about these materials or if you require further assistance.

Sincerely,
VIERBICHER ASSOCIATES, INC.


Joseph M. Dorava, P.E.
Project Manager

400 VIKING DRIVE
P.O. BOX 279
REEDSBURG, WI 53959
(608) 524-6463
Fax (608) 524-8218

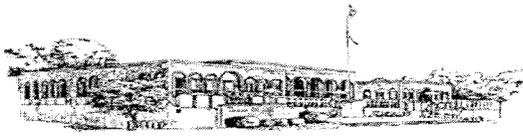
999 FOURTH DRIVE, SUITE 201
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1521 METRO DRIVE, SUITE 205
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City of Monroe

1110 18th Ave.
Monroe, WI 53566-1850

April 20, 2004

To Whom It May Concern:

The attached legal description of the property at N2443 Bethel Road, Monroe, Wisconsin, commonly known as the Stauffer Farm Property, is true and accurate to the best of my knowledge.

Sincerely,
City of Monroe

Kelly Finkenbinder
Director of Public Works